

168.0

0004

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

877,500 / 877,500

USE VALUE:

877,500 / 877,500

ASSESSED:

877,500 / 877,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
223		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DELMONTE LINDA/ETAL

Owner 2: PERLMUTTER BARRY M

Owner 3:

Street 1: 223 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 10,125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Vinyl Exterior and 2569 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10125		Sq. Ft.	Site		0	70.	0.717										506,629						506,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								111211
GIS Ref								
GIS Ref								
Insp Date								07/21/18

Parcel ID 168.0-0004-0001.B

!12992!

USER DEFINED

Prior Id # 1:	111211
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/11/20 03:00:27
Last Rev Date	08/09/18 10:46:29
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,000	3800	10,125.	506,600	877,400	877,400	Year End Roll	12/18/2019
2019	101	FV	282,700	3800	10,125.	506,600	793,100	793,100	Year End Roll	1/3/2019
2018	101	FV	291,600	3800	10,125.	427,000	722,400	722,400	Year End Roll	12/20/2017
2017	101	FV	291,600	3800	10,125.	390,800	686,200	686,200	Year End Roll	1/3/2017
2016	101	FV	291,600	3800	10,125.	332,900	628,300	628,300	Year End	1/4/2016
2015	101	FV	276,100	3800	10,125.	289,500	569,400	569,400	Year End Roll	12/11/2014
2014	101	FV	276,100	3800	10,125.	267,800	547,700	547,700	Year End Roll	12/16/2013
2013	101	FV	276,100	3800	10,125.	254,800	534,700	534,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
URIE MARCIA	26305-579		5/10/1996		247,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2005	294	Wood Dec	21,900	C		G6	GR FY06	
8/2/2004	676	Manual	2,200					DEMO & REPL STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Measured	336	PATRIOT
11/2/2005	Permit Visit	BR	B Rossignol
4/26/2000	Inspected	264	PATRIOT
12/19/1999	Measured	264	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

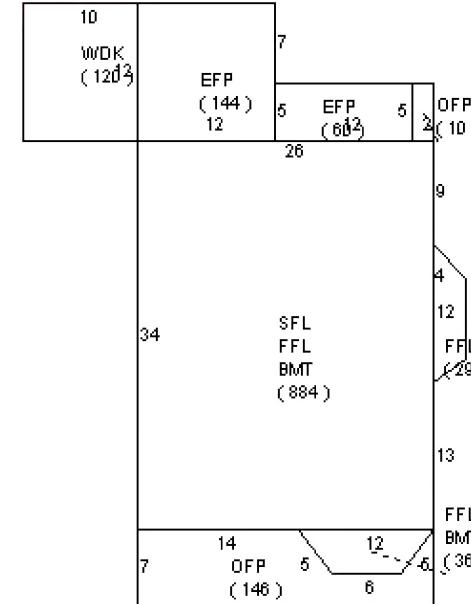
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS:

SKETCH

UnSketched SubAreas:

EFP: 156,
WDK: 130,

Sum Area By Label :

SFL = 884
FFL = 949
BMT = 920
OFP = 156
EFP = 204
WDK = 120**GENERAL INFORMATION**

Grade: C - Average

Year Blt: 1915 Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct: G6 Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wall: 2 - Plaster

Sec Int Wall:

% %

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors: 4 - Carpet

40 %

Bsmnt Flr: 4 - Carpet

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 5 - Steam

Heat Sys: 1

% Heated: 100 % AC: .

Solar HW: NO Central Vac: NO

% Com Wall: % Sprinkled: .

CONDOS INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ: 125.00

Size Adj.: 1.22283137

Const Adj.: 1.00589943

Adj \$ / SQ: 153.756

Other Features: 85250

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 450949

Depreciation: 83876

Depreciated Total: 367072

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit

RMS

BRS

FL

1 6 4 M

Totals

1 6 4

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: 1.00 Before Depr: 153.76

Special Features: 0 Val/Su Net: 104.32

Final Total: 367100 Val/Su SzAd 200.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	949	153.760	145,914	BMT	100	RRM	80	A	
BMT	Basement	920	70.110	64,504						
SFL	Second Floor	884	153.760	135,920						
EFP	Enclos Porch	360	34.990	12,597						
WDK	Deck	250	10.060	2,515						
OPF	Open Porch	156	27.240	4,249						
Net Sketched Area: 3,519				Total: 365,699						
Size Ad	1833	Gross Are	3519	FinArea	2569					

IMAGE

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0004-0001.B

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

3 Garage D Y 1 13X20 A AV 1915 24.62 T 40 101 3,800 3,800

More: N Total Yard Items: 3,800 Total Special Features: Total: 3,800